



# **Battling Encroachment: Military Readiness, Installation Sustainability and Compatible Use Buffers**

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## Purpose

Explain encroachment as a threat to military readiness and introduce compatible use buffers as promising new counter-encroachment weapon



## Outline

- Describe encroachment and impact on military readiness
  - Present encroachment example at Fort Bragg, North Carolina
  - Summarize tools available to address encroachment and incompatible land use at military installations
  - Explain 10 U.S.C. 2684a Cooperative Agreements and Compatible Use Buffers
  - Introduce Army Compatible Use Buffer (ACUB) program
  - Provide ACUB examples
  - Summary and questions



## Definitions



**Buffers:** areas of land that separate one use from another



**Encroachment:** cumulative result of any and all outside influences that inhibit normal military training and testing



## Encroachment Problem

Land around military installations is being rapidly developed

### Urban encroachment:

- Incompatible land use
- Conflicts over noise, dust, training activity



### Habitat loss:

Army lands increasingly carry conservation responsibilities for surrounding areas



Result: restrictions on type, timing, and location of training activities that can compromise military readiness





## Military Readiness Training Requirements

- Soldiers must “train as we fight”
- Readiness is perishable – skills must be maintained through regular and realistic training
- The ability to field and use advanced military technology is fundamental to U.S. warfare
- Our modern weapons and tactics require increasingly larger maneuver and test areas
- Encroachment and incompatible land use challenge the Army’s ability to train and maintain weapons proficiency

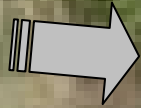




## Encroachment Pressures



Endangered  
species and  
habitat



Noise, smoke and dust



Urbanization and land  
development



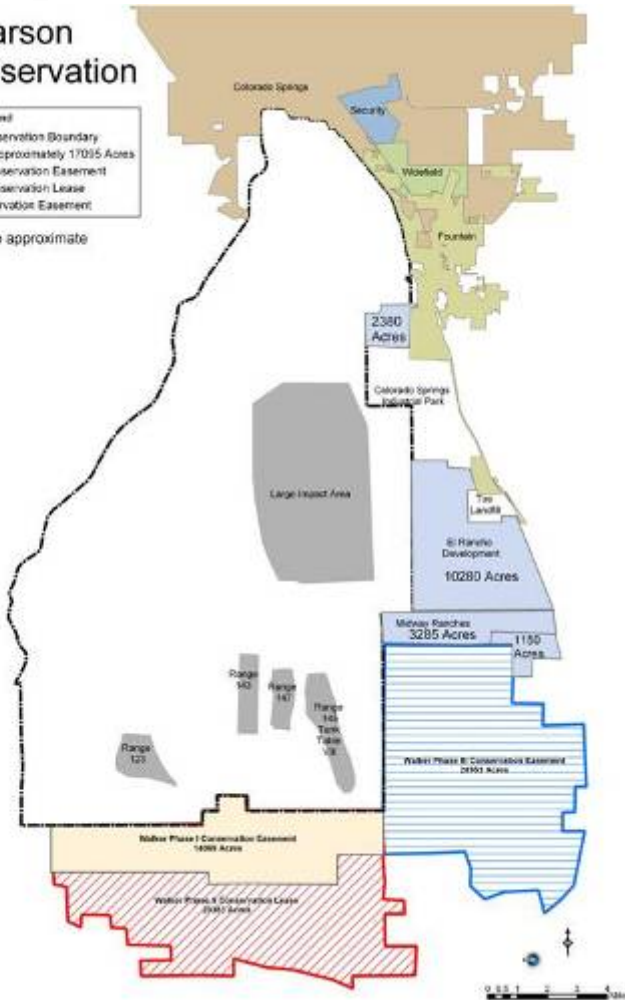
Frequency  
allocation





## Encroachment Solution: *Ensure compatible land use surrounding Army installations*

### Fort Carson Military Reservation







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## Encroachment Example: Fort Bragg, NC





## Encroachment at Fort Bragg



- Rapid growth has resulted in high density housing immediately adjacent to training areas
- Development impacts training due to habitat requirements and noise, smoke, and safety concerns
- Destruction of Red Cockaded Woodpecker (RCW) habitat on private lands increases Fort Bragg's habitat management responsibility
- 1995 cooperative agreement between Fort Bragg, The Nature Conservancy (TNC) and USFWS using Sikes Act Authority
- Private Lands Initiative (PLI) was example for FY03 buffer legislation





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## Tools to Address Encroachment

- Local Regulatory/Administrative Oversight
- Zoning and Master Planning
- State Support and Legislation
- Land Acquisition
- ***Cooperative Agreements and Compatible Use Buffers***

*Considering a broad spectrum of land use tools  
is critical to success*





## Newest Tool to Address Incompatible Land Use around Military Installations

- Codified at 10 U.S.C. §2684a, *Agreements to Limit Encroachments and Other Constraints on Military Training, Testing, and Operations*
- Builds on Private Lands Initiative (PLI) success at Fort Bragg in 1990s
- Enacted by FY03 National Defense Authorization Act (NDAA) §2811
- Implemented through Army Compatible Use Buffer (ACUB) program





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## 10 U.S.C. §2684a Cooperative Agreement Authority

- Allows Army to enter into cooperative agreements with “eligible entities” to address use or development of property near a military installation
- “Eligible entity” is state government or private organization with specific purpose of land or natural resource conservation
- Purpose of agreements is to limit use or development of property near military bases, or to preserve habitat to relieve environmental restrictions on military operations
- Army and cooperating partner may share acquisition costs



## 10 U.S.C. §2684a Across DoD

- Army has established ACUB policy, program and procedures
- Army and Marines have several partnerships and agreements in place
- Army implements §2684a as cooperative agreements for comprehensive proposal; partner holds all interest in acquired land
- Navy implements as real estate procedure for individual parcels and requires a recordable interest in acquired land
- Air Force uses Air Installation Compatible Use Zone (AICUZ) program
- OSD providing leadership and supplemental funding
- All services cooperating in Hawaii for joint solution
- OSD has requested \$20M for buffer project funding in FY06





## Army Implementation of 10 USC §2684a

- HQDA Joint Memorandum (19 May 2003)
  - establishes Army Compatible Use Buffer (ACUB) program
  - outlines HQDA oversight and guidance
- Army Range and Training Land Strategy (11 Feb 04)
  - prioritizes installations based on strategic value
  - establishes priority installations for ACUBs based on:
    - value to mission
    - encroachment
    - reversibility







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## What is an Army Compatible Use Buffer?

- Powerful tool for avoiding or limiting encroachment and providing for long-term range sustainability at installations
- Involves an agreement between an installation and an “eligible entity” to address land use or development around the installation
  - Eligible entities include state or local government or private conservation organization
  - Installation contributes funds towards eligible entity acquiring land or interest in land from a willing private land owner
- Involves significant cooperation with stakeholders
- Cooperative agreement is procurement action used to obligate funds

≠ ***ACUB is NOT another land acquisition program to acquire more land for training or testing***



## ACUB Proposals

- Proposal requirements and format outlined in ACUB guidance memorandum
- Proposals developed by integrated installation team including:
  - Public affairs office
  - Range operators and trainers
  - Installation master planners
  - Environmental and natural resource professionals
  - Staff Judge Advocate
- All proposals must demonstrate nexus to training mission requirements
- Agreements are negotiated locally and formalized into a SOW signed by partner and Garrison Commander
- Cooperative agreement is executed as procurement vehicle by authorized grants office (NGB or RDECOM only)



## ACUB Benefits

- Army realizes greater training flexibility and reduced encroachment
- Buffer lands may be used for military training IF:
  - it is compatible with conservation purposes of the agreement
  - landowner and partner agree
- Partner gets financial support for land conservation, including endangered species and habitat protection, and other conservation uses
- Skilled partner brokers deals and manages process to avoid Army approaching landowners
- Installation can influence incompatible land use and unconstrained development outside of installation boundaries



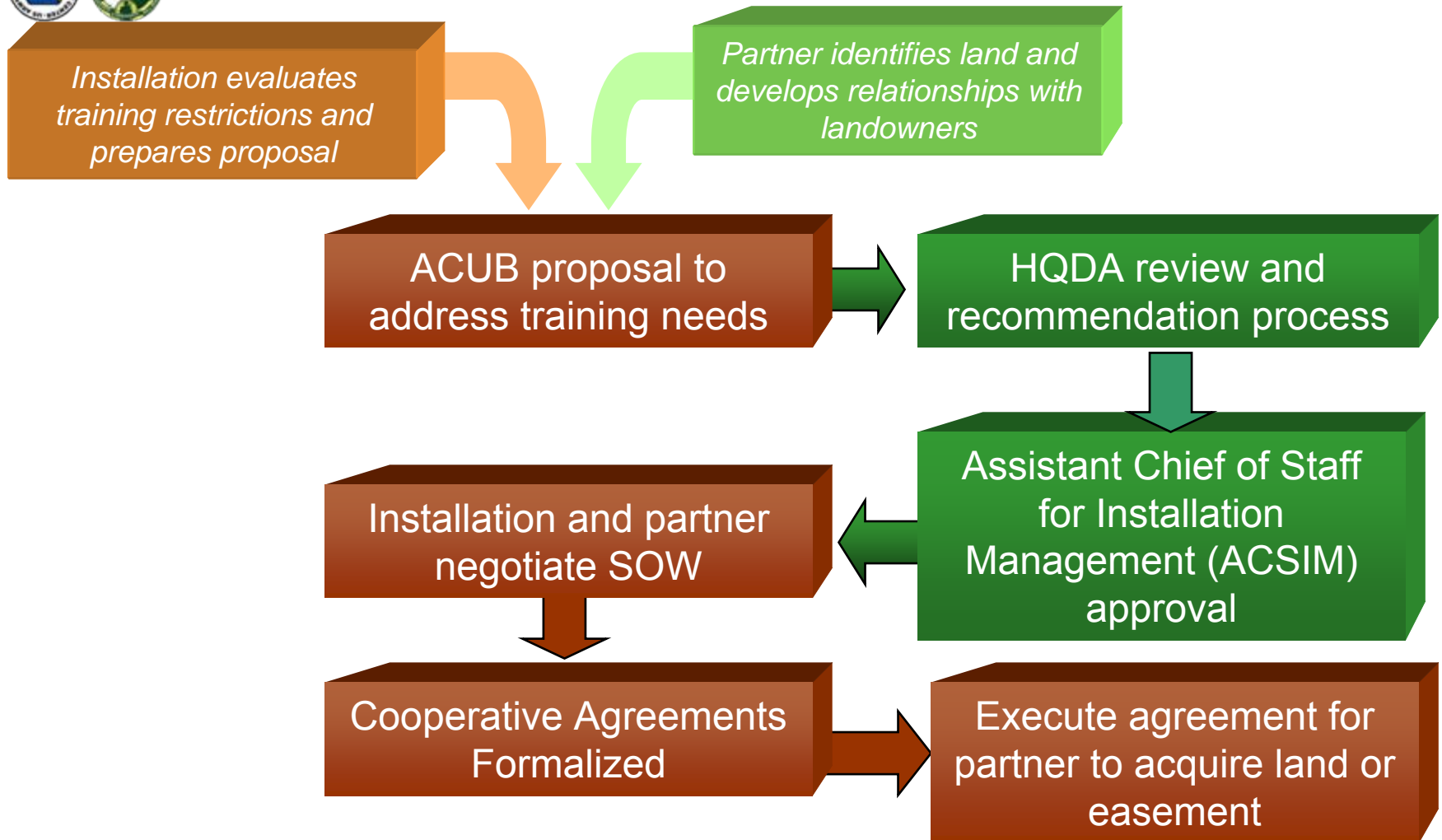
## ACUB Details

- Projects identified locally, reviewed for approval up through headquarters
- Three-part process:
  - Proposal approval (evaluated for benefit to training)
  - Priority (according to strategic training importance and ability to affect encroachment)
  - Funding (dependent on priority, partner participation, level of cost-sharing and cooperation with other Services)
- Centrally managed and Operations and Maintenance (O&M) funded
- Cooperating partner and willing seller are essential to success
- FY05 ACUBs funded with \$6.5M from OSD





## ACUB Proposal Process



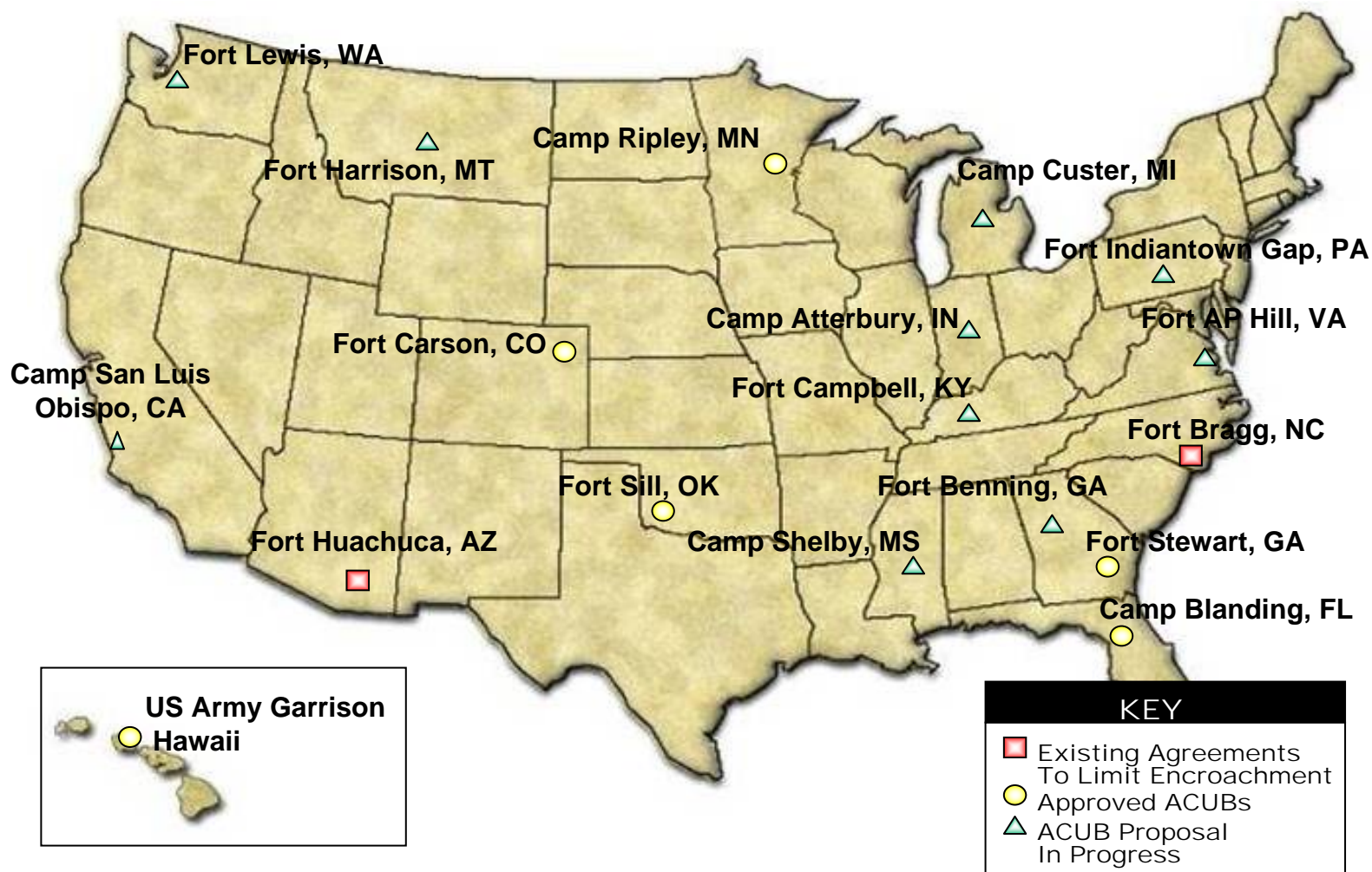


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## ACUB Progress and Status

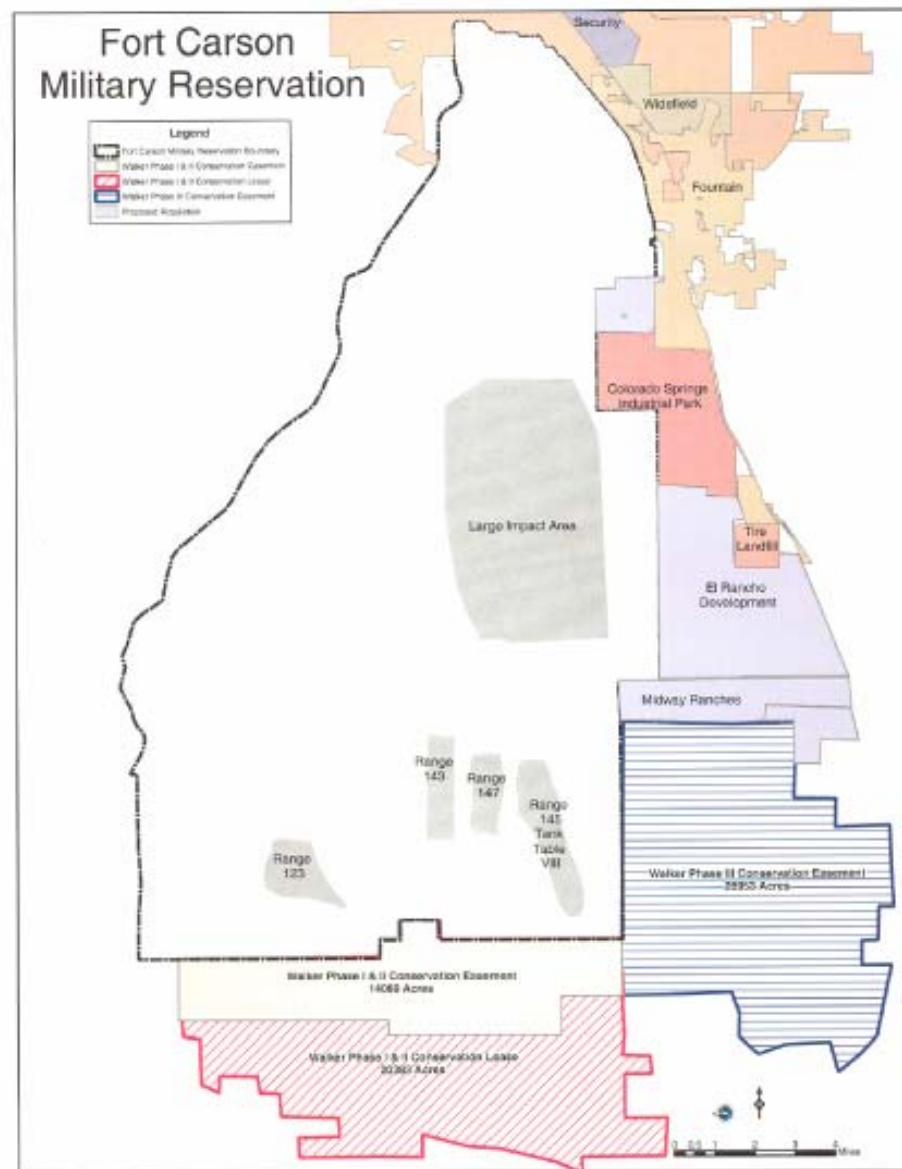




# Battling Encroachment Using Compatible Use Buffers

## Fort Carson, Colorado ACUB Phase I

14,000 acres protected  
along 14 miles of  
southern border



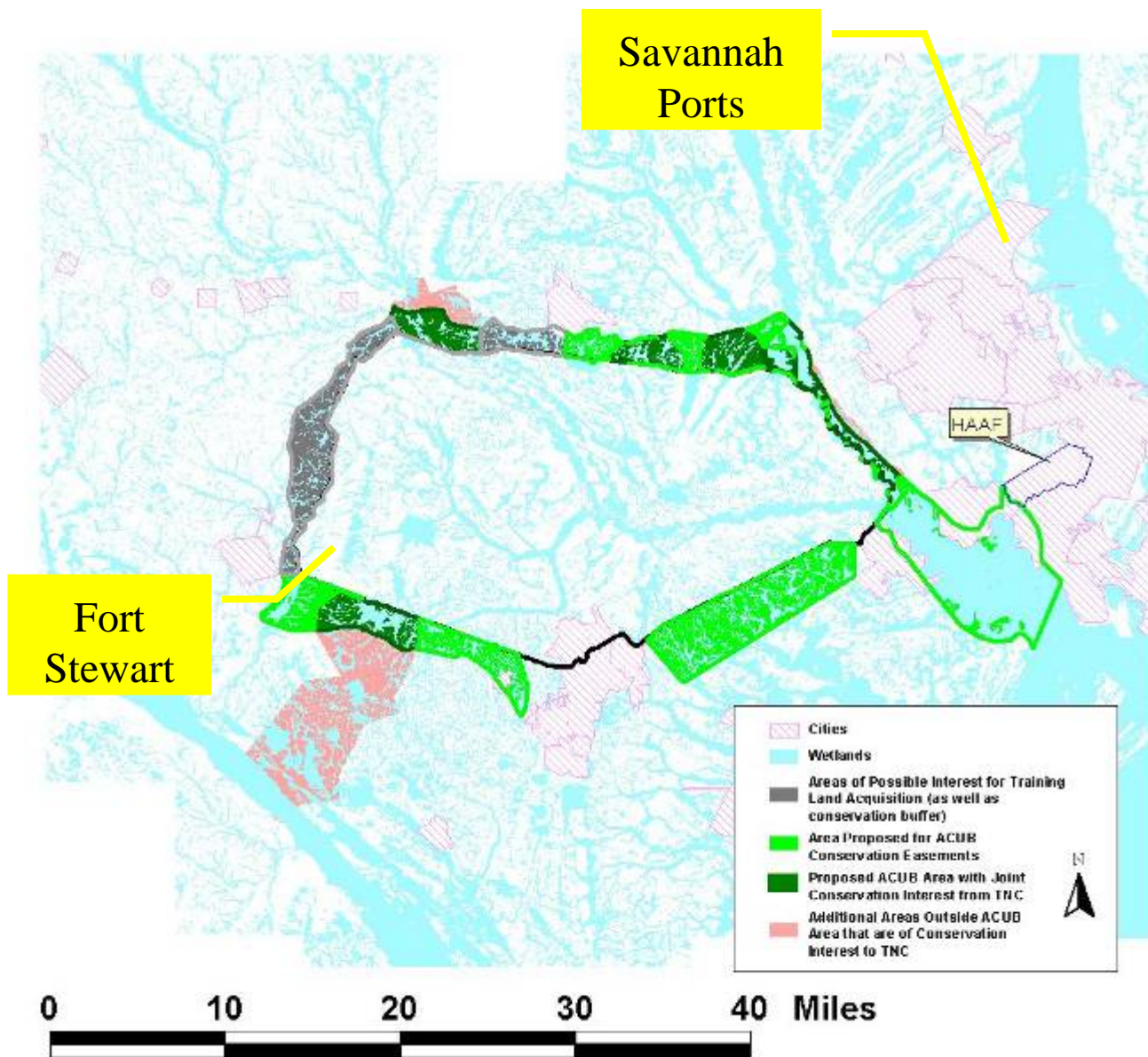




# Battling Encroachment Using Compatible Use Buffers

Fort Stewart,  
Georgia

ACUB Priorities



The  
Nature  
Conservancy®



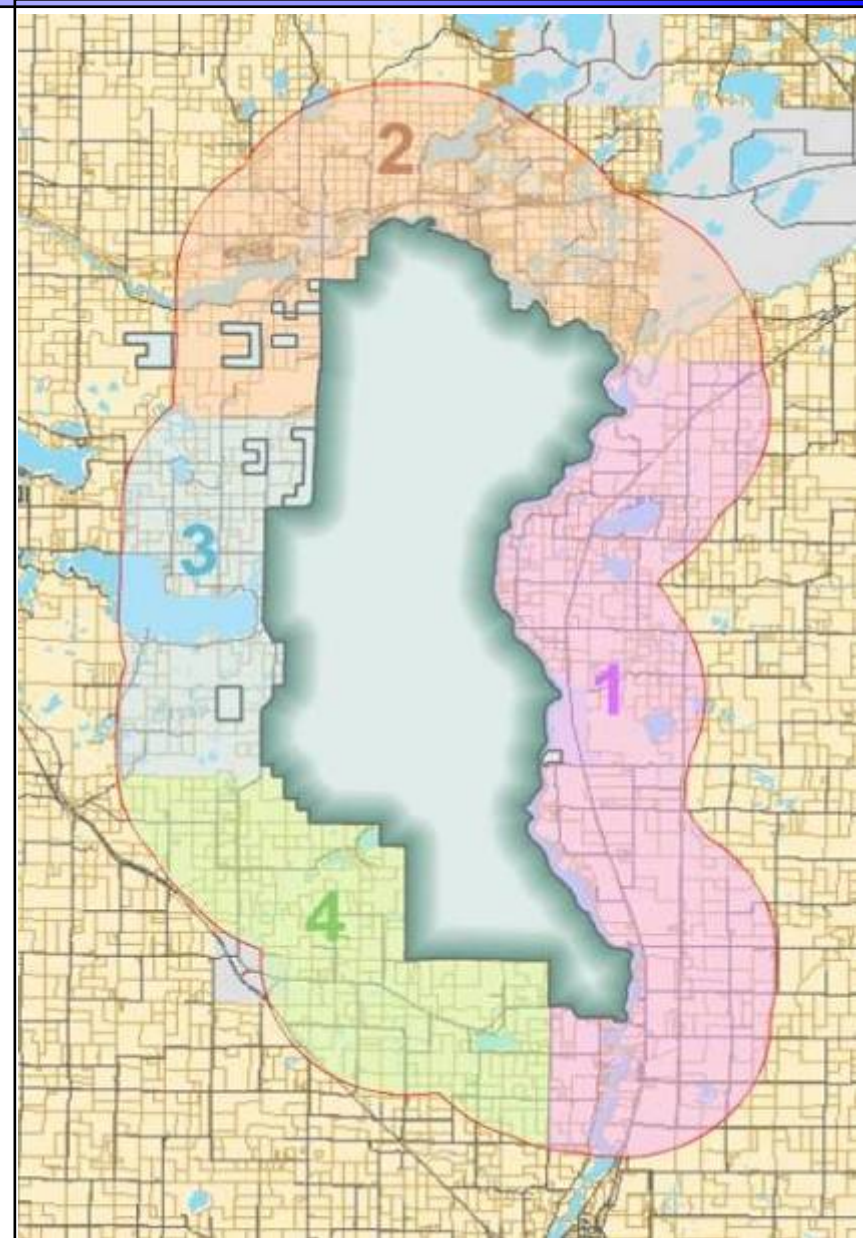




## Camp Ripley, Minnesota

### ACUB Priority Areas

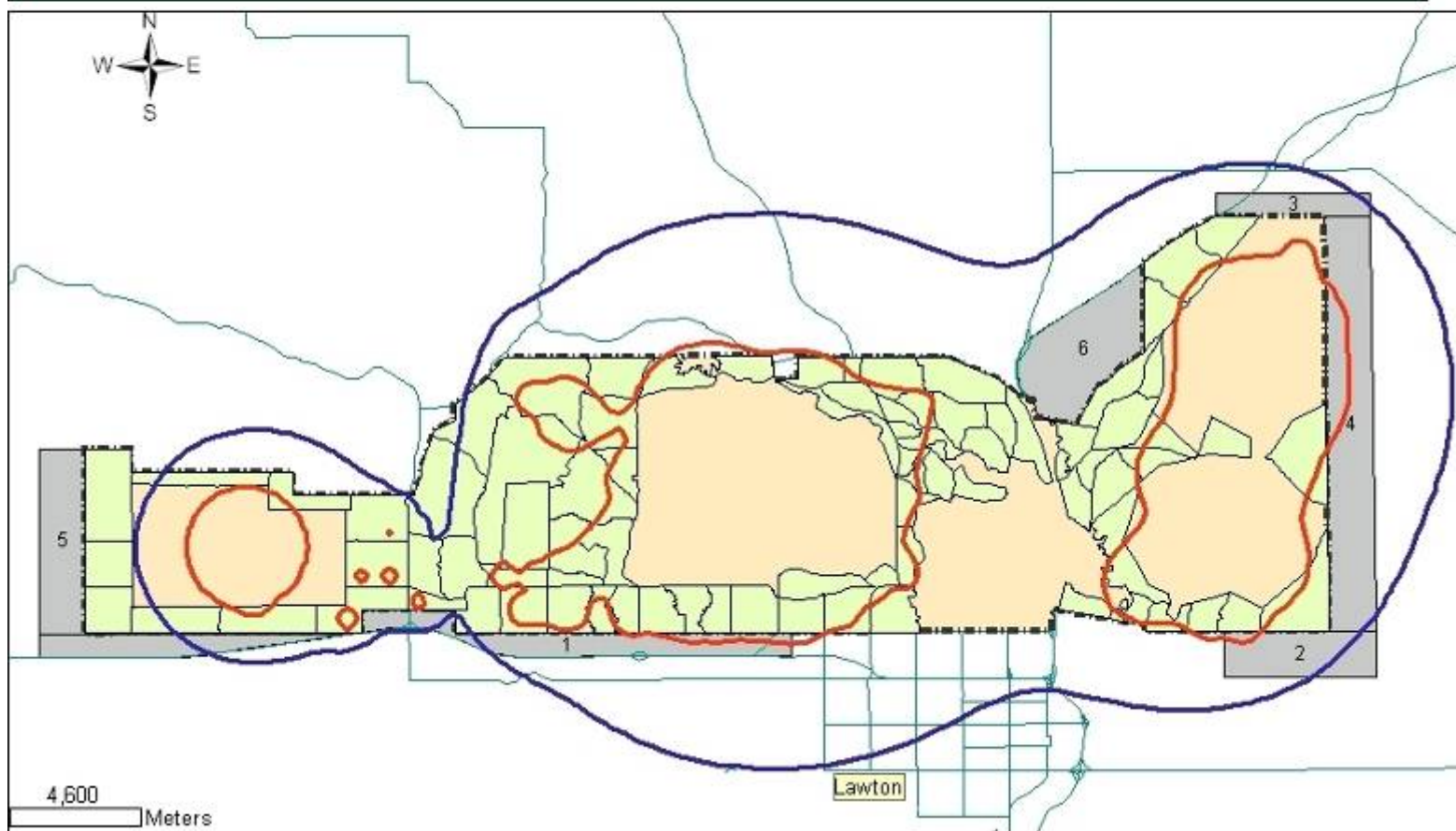
- Potential for development
- Potential for land and/or development right acquisitions
- Potential for partnering





## Fort Sill ACUB Priorities

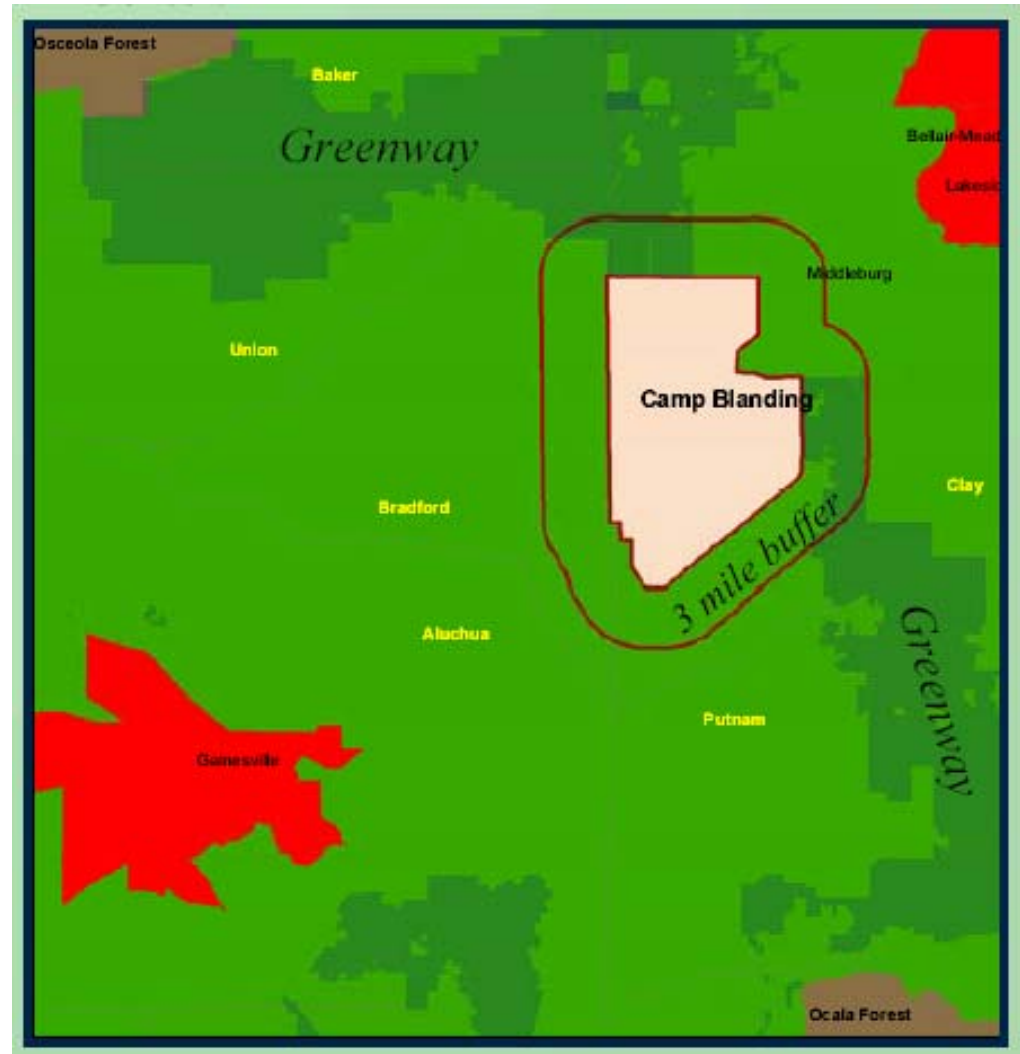
### Excessive Noise Crossing Installation Boundary





## Camp Blanding, Florida

- Over 17,000 acres protected
- Contribution:
  - \$1M Army
  - ~\$20M Florida DEP
- Part of the Florida Forever Initiative
- Beneficial impact to 60 rare and endangered species







## Summary

- Land requirements for military training and testing are increasing
- Encroachment limits an installation's ability to fully use installation lands for training and testing
- ACUBs provide tool for installations to work with partners to accomplish mutual goals and support conservation and sustainability

ACUBs ensure land resources provide realistic training and testing for American soldiers to remain victorious in battle and persuasive in peace



***BOTTOM LINE: American Soldiers must train as we fight.***

# QUESTIONS?

